

GREEN LEAF HOMEOWNERS' ASSOCIATION, INC.

A Not-for-Profit Corporation

BUDGET/BOARD OF DIRECTORS MEETING

HELD ON DECEMBER 7, 2024

Tower Road Library

3020 SW 75th Street, Gainesville, FL 32608

BUDGET/BOARD MEETING MINUTES

1. Call to Order: The meeting was called to order by the President at 11:35 a.m. Board members present Mike Brailer, James Bolser, Tawanna Hines, Jordyn Lewis, Sharon Smith Enrique Vela and Carolina Sequiera. Teata Bonfiglio for Alachua Management Services. We had 8 Green Leaf residents present for the meeting.
2. Election of Officer: There being no quorum for the annual meeting. All directors agreed to remain on the board, Mike Brailer will remain President, James Bolser will remain Vice President, Jordyn Lewis will remain Treasurer and Secretary.
3. CAM Report: Teata Bonfiglio mentioned that 2 homes have sold since the October meeting. She apologized for not doing violations since the last meeting, but plans to do a thorough drive through in a few weeks. The trespassing signs need to be put up. All the information for the annual/budget mailing was mailed out and the approved budget will be mailed out soon. Collections are going well. The landscaping company should be doing the sign area soon.
 - a. Approval of Minutes of October 5, 2024. A motion to approve the minutes as presented was made by Mike Brailer, seconded by Tawanna Hines and unanimously adopted. Minutes of the October 5, 2024, meeting will now be a permanent record in the Green Leaf meeting book.
4. Old Business:
 - a. Permanent Car Ports: Mike Brailer presented an updated policy proposal. There were still concerns with the board about what type of materials can be used, wind rating and will we regulate the height of the structure. Mike Brailer will update the policy and bring back to the next meeting.
 - b. No trespassing Signs on common area beside 7018 SW 46th Avenue: The signs are in. Two posts needed to be ordered for the signs, the others management will get hung.
 - c. Website Additions: Mike Brailer did a presentation on the new website he created for Green Leaf with the new change in legislation.
 - d. Board Certification Course: Management reminded the board that they need to complete the course by June 2025.
5. New Business
 - a. Approval of 2025 Budget: Mike Brailer motioned to accept the 2025 budget as presented keeping the annual rate at \$91. James Bolser seconded the motion. Motion passed unanimously.
 - b. Decorating the Front sign: Jordyn Lewis asked to use the Community Events/Decorating Funds to decorate the front entrance sign. She asked for \$200 to buy supplies, which she will store and reuse for the following year. Mike Brailer motioned to approve up to \$200 to purchase decorations and lights for the front entrance sign area. Tawanna Hines seconded the motion. Motion passed unanimously.
 - c. Front Entrance Landscaping: Mike Brailer to lead discussion. Mike Brailer hung pictures of the sign over the years. He was asking the board what they thought if we needed to trim up the bushes, etc. There was no decision made on this topic.
6. Next Meeting: Tentatively set for February 08, 2025.
7. Board Member Comments: Carolina Sequiera spoke about sewer lines.
8. Adjournment: There being no further business to come before the Board motion to adjourn by Mike Brailer and seconded by James Bolser the meeting adjourned at 12:53 p.m.

Approved on:

Minutes Submitted by Teata Bonfiglio, CAM